

FORMAL SESSION

10-8-19.

**BUDGET,  
FINANCE, AND  
AUDIT STANDING  
COMMITTEE**

**City of Detroit**  
OFFICE OF THE CITY CLERK

Janice M. Winfrey  
City Clerk

Andre P. Gilbert II  
Deputy City Clerk

September 30, 2019

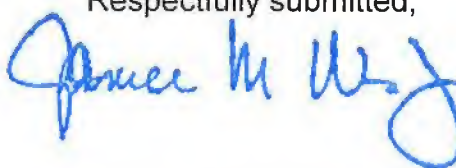
Honorable City Council  
1340 Coleman A. Young Municipal Center  
Detroit, MI 48226

**Re: Application for Neighborhood Enterprise Zone Certificate for  
WOODBIDGE ESTATES**

Dear Council Members:

On October 21, 1992, your Honorable Body established Neighborhood Enterprise Zones. I am in receipt of six (6) applications for a Neighborhood Enterprise Zone Certificate. **THESE APPLICATIONS HAS BEEN REVIEWED AND RECOMMENDED FOR APPROVAL BY THE LEGISLATIVE POLICY DIVISION, A COPY OF WHICH IS ATTACHED.** Therefore, the attached Resolution, if adopted by your Honorable Body, will approve this application.

Respectfully submitted,



Janice M. Winfrey  
City Clerk

JMW:aj  
Enc

## Resolution

By Council Member \_\_\_\_\_

WHEREAS, Michigan Public Act 147 of 1992 allows the local legislative body to establish Neighborhood Enterprise Zones for the purpose of providing exemption from as valorem property taxes, and the imposition of specific property tax in lieu of as valorem taxes; and

WHEREAS, The Detroit City Council has established a Neighborhood Enterprise Zone for the following area, in the manner required by and pursuant to Public Act 147 of 1992.

NOW, THEREFORE, BE IT RESOLVED, That the City Council approve the following address for receipt of Neighborhood Enterprise Zone Certificate for a fifteen-year period:

<u>Zone</u>	<u>Address</u>	<u>App. No.</u>
WOODBIDGE ESTATES	1405 Canfield Ave.	06-85-51
WOODBIDGE ESTATES	4337 Lincoln Ave.	06-85-52
WOODBIDGE ESTATES	4327 Lincoln Ave.	06-85-53
WOODBIDGE ESTATES	4321 Lincoln Ave.	06-85-54
WOODBIDGE ESTATES	4311 Lincoln Ave.	06-85-55
WOODBIDGE ESTATES	1404 Calumet Ave.	06-85-56

Alton James  
Chairperson  
Lauren Hood, MCD  
Vice Chair/Secretary

# City of Detroit

**CITY PLANNING COMMISSION**  
208 Coleman A. Young Municipal Center  
Detroit, Michigan 48226  
Phone: (313) 224-6225 Fax: (313) 224-4336  
e-mail: [cpc@detroitmi.gov](mailto:cpc@detroitmi.gov)

Brenda Goss Andrews  
Lisa Whitmore Davis  
David Esparza, AIA, LEED  
Gregory Pawlowski  
Frederick E. Russell, Jr.  
Angy Webb

September 30, 2019

## HONORABLE CITY COUNCIL

**RE: Neighborhood Enterprise Zone Certificates for 6 applications for new construction of multiple duplex units at 1405 Canfield Avenue, 4337 Lincoln Avenue, 4327 Lincoln Avenue, 4321 Lincoln Avenue, 4311 Lincoln Avenue, and 1404 Calumet Avenue in the Woodbridge Estates NEZ area (RECOMMEND APPROVAL)**

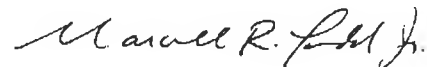
The office of the City Planning Commission (CPC) has received applications for Neighborhood Enterprise Zone (NEZ) certificates forwarded from the office of the City Clerk. The application are for new construction of multiple duplex units at 1405 Canfield, 4337 Lincoln, 4327 Lincoln, 4321 Lincoln, 4311 Lincoln, and 1404 Calumet Avenue in the Woodbridge Estates NEZ area. The project is being developed by Scripps Park Associates LLC. CPC staff has reviewed the applications and recommends approval.

The property to be developed is on the west side of Lincoln Avenue between West Canfield and Calumet Avenues. The subject properties have been confirmed as being within the boundaries of the Woodbridge Estates NEZ which was established on September 19, 2001 and should be eligible for an NEZ certificate under State Act 147 of 1992 as currently written.

The NEZ certificate application appears to have been submitted prior to the issuance of any applicable building permits.

Please contact our office should you have any questions.

Respectfully submitted,



Marcell R. Todd, Jr., Director CPC  
Christopher J. Gulock, AICP

cc: Janice Winfrey, City Clerk

CITY CLERK 2019 SEP 30 AM 11:23

**City of Detroit**  
OFFICE OF THE CITY CLERK

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Janice M. Winfrey  
City Clerk

Andre P. Gilbert II  
Deputy City Clerk

October 2, 2019

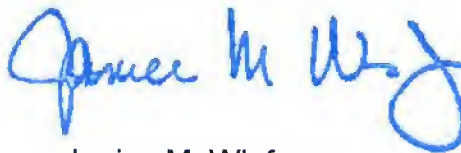
Honorable City Council  
1340 Coleman A. Young Municipal Center  
Detroit, MI 48226

**Re: Application for Neighborhood Enterprise Zone Certificate for  
ISLANDVIEW**

Dear Council Members:

On October 21, 1992, your Honorable Body established Neighborhood Enterprise Zones. I am in receipt of one (1) application for a Neighborhood Enterprise Zone Certificate. **THESE APPLICATIONS HAS BEEN REVIEWED AND RECOMMENDED FOR APPROVAL BY THE LEGISLATIVE POLICY DIVISION, A COPY OF WHICH IS ATTACHED.** Therefore, the attached Resolution, if adopted by your Honorable Body, will approve this application.

Respectfully submitted,



Janice M. Winfrey  
City Clerk

JMW:aj  
Enc.

CITY CLERK 2019 OCT 2 14:20:09

## Resolution

By Council Member \_\_\_\_\_

WHEREAS, Michigan Public Act 147 of 1992 allows the local legislative body to establish Neighborhood Enterprise Zones for the purpose of providing exemption from as valorem property taxes, and the imposition of specific property tax in lieu of as valorem taxes; and

WHEREAS, The Detroit City Council has established a Neighborhood Enterprise Zone for the following area, in the manner required by and pursuant to Public Act 147 of 1992.

NOW, THEREFORE, BE IT RESOLVED, That the City Council approve the following address for receipt of Neighborhood Enterprise Zone Certificate for a seventeen-year period:

Zone  
**ISLANDVIEW**

Address  
**1793 Seyburn**

App. No.  
**06-85-83**

Alton James  
Chairperson  
Lauren Hood, MCD  
Vice Chair/Secretary

Marcell R. Todd, Jr.  
Director

# City of Detroit

**CITY PLANNING COMMISSION**  
208 Coleman A. Young Municipal Center  
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Brenda Goss-Andrews  
Damion Ellis  
David Esparza, AIA, LEED  
Gregory Pawlowski  
Frederick E. Russell, Jr.  
Angy Webb

October 2, 2019

## HONORABLE CITY COUNCIL

**RE: Neighborhood Enterprise Zone Certificate Application for the rehabilitation of a single-family home located at 1793 Seyburn Avenue in the Islandview Neighborhood Enterprise Zone area. (RECOMMEND APPROVAL)**

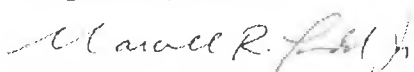
The office of the City Planning Commission (CPC) has received an application requesting a Neighborhood Enterprise Zone (NEZ) certificate forwarded from the office of the City Clerk for the rehabilitation of a single-family home located at 1793 Seyburn Avenue. This application corresponds to a qualified facility which will be newly renovated. The project consists of a complete and total renovation of the property. CPC staff has reviewed the application and recommends approval.

The subject property has been confirmed as being within the boundaries of the Islandview NEZ which was established by a vote of Council on April 30, 1996, and should be eligible for NEZ certificates under State Act 147 of 1992 as currently written. The anticipated cost of rehabilitation for 1793 Seyburn Avenue is \$176,247.00. The applicant is seeking a 17 year tax abatement based on the historic nature of the property which is located in the West Village historic district. The NEZ certificate application appears to have been submitted after the issuance of applicable building permits. However, given the historic nature of the property the issuance of the requested certificate is permissible per Sec. 4(2)(g) of P.A. 147 of 1992 which states:

- (2) An application may be filed after a building permit is issued only if 1 or more of the following apply:*  
*(g) For a rehabilitated facility if all or a portion of the rehabilitated facility is a qualified historic building.*

Please contact our office should you have any questions.

Respectfully submitted,



Marcell R. Todd, Jr., Director CPC  
George A. Etheridge, City Planner, LPD

cc: Janice Winfrey, City Clerk

CITY CLERK 2019 OCT 2 AM 11:55